

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 11, 2017 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Howard Lange and Cathy Leyva

Homeowners present: Giavanna Ippolito of Unit 309, David Kim of Unit 321, and Bill Rauch of Unit #351.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at around 6:02PM

Owners Requests:

Gia: Interested in vacant board spot.

David: Wants to replace slider and windows. Owner said he wants to replace slider first then eventually windows but for now wants board approval for new slider. Cathy motioned to approve request to replace sliders as long as it fits aesthetics of the grove. Joe seconded. Unanimous

Bill: Saw man sleeping in dumpster enclosure and wanted to know his rights as a homeowner in common area of private property. Board told him to next time call the Police and have them deal with it.

Approval of Prior Meeting Minutes (4/13/17) Joe motioned to approve the prior minutes. Cathy seconded. Unanimous.

Landscape Report: Finished swale extension by 7630 toward Hollister. Enviroscaping took care of D.G. pathway repairs from #125 to driveway. Unit #101 at 7602 wall sealed but still leaked, work order placed with Beachside to repair.

Vendor Evaluation: MasterClean great job cleaning beach tar out of showers at pool area.

Treasurer's Report

	April 2017	YTD
Total Income	\$66,766.70	\$266,624.16
Op. Expenses	28,657.52	120,178.17
Reserve Expenditures	0.00	1,550.00
Total Expenditures	28,657.52	121,728.17
Transfer to Reserve	38,109.18	143,392.99
Transfer from Reserve	0.00	2,272.00
Balance in Savings	\$ 2,418,159.06	
Due from Unit Owners	\$ 14,649.84	
Total Assets	\$ 2,437,808.90	

Operating Expenses are about 7%+ below on cash basis.

Treasurer's Report unanimously accepted (Joe moved & Cathy seconded)

Old Business:

- a. Updating governing documents: in progress.
- b. 7632 #347 front door: owner will replace
- c. Sidewalk repair: ongoing by Enviroscaping.
- d. Vacancy on board: considering candidates.
- e. Roofs/Gutters: nothing new.
- f. Siding repairs pending weather #321 and #335: waiting on beachside
- g. Front Gate motor for entry and exit: nothing to do until it breaks down.
- h. Asphalt: Getting bids to remove and replace.
- i. Leak from 354 to 254: #354 interior being repaired. #254 unknown status. Board is concerned with possible mold if not properly dealt with.

New Business

- a. #321 slider: see owner request.
- b. Marborg large dumpster for bulky pickup: to start on 6/9/17 for 2 wks.
- c. Recording Liens: nothing.

Next Meeting 6/8/17 at 6PM, at 7610 meeting room

Board to meet in Executive to discuss candidates & appointment to Board.

Meeting adjourned at 7:40 PM

Submitted by: Matt Mora